069.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	797,900	/	797,900
USE VALUE:	797,900	/	797,900
ASSESSED:	797,900	/	797,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUSH HENRY T & LISA M
Owner 2:	
Owner 3:	
Street 1:	12 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC MAKIN WILLIAM J--ETAL -
Owner 2:	MC MAKIN GLADYS E -
Street 1:	12 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Asbestos Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7817.000	335,400	4,300	458,200	797,900
Total Card	0.179	335,400	4,300	458,200	797,900
Total Parcel	0.179	335,400	4,300	458,200	797,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.51 /Parcel: 407.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,400	4300	7,817.	458,200	797,900		Year end	12/23/2021
2021	101	FV	325,600	4300	7,817.	458,200	788,100		Year End Roll	12/10/2020
2020	101	FV	326,100	4300	7,817.	458,200	788,600	788,600	Year End Roll	12/18/2019
2019	101	FV	257,100	4300	7,817.	425,400	686,800	686,800	Year End Roll	1/3/2019
2018	101	FV	257,100	4300	7,817.	425,400	686,800	686,800	Year End Roll	12/20/2017
2017	101	FV	257,100	4300	7,817.	373,100	634,500	634,500	Year End Roll	1/3/2017
2016	101	FV	257,100	4300	7,817.	340,300	601,700	601,700	Year End	1/4/2016
2015	101	FV	243,100	4400	7,817.	301,100	548,600	548,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MAKIN WILLIA	60474-69		11/13/2012	Estate/Div	619,000	No	No		
	11311-610		4/15/1967		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2013	437	Manual	2,000	C				
1/15/2013	55	Manual	6,450	C				
12/17/2012	1656	Re-Roof	9,600	C				
12/11/2012	1624	Renovate	71,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
7/3/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
1/8/2009	Meas/Inspect	189	PATRIOT
11/10/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	263	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7817		Sq. Ft.	Site		0	70.	0.84	12									458,157						458,200	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 43973
GIS Ref:
GIS Ref:
Insp Date: 10/23/18

!5915!

PRINT

Date	Time
12/30/21	02:59:03

LAST REV

Date	Time
04/16/19	15:17:36

apro

PAT ACCT. 5915

USER DEFINED

Prior Id # 1:	43973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.17945	Total SF/SM:	7817	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,157	Spl Credit		Total:	458,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18626142
Const Adj.:	0.94520247
Adj $ / SQ:	151.370
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486143
Depreciation:	150704
Depreciated Total:	335439

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

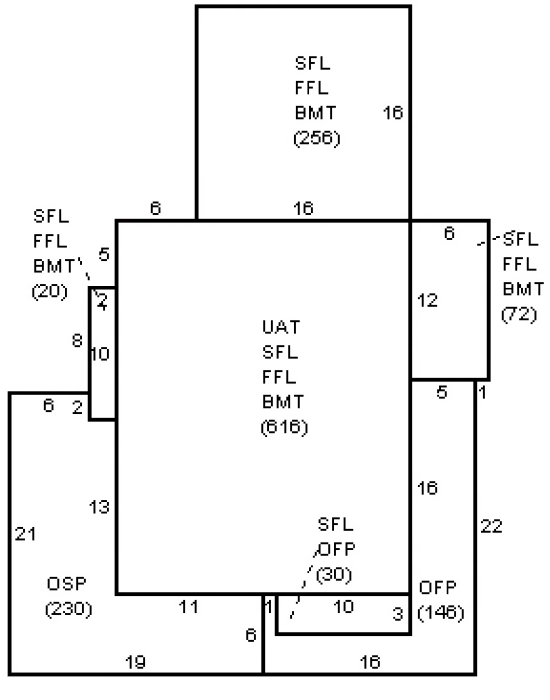
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.51
Special Features:	0	Val/Su Net:	96.32
Final Total:	335400	Val/Su SzAd	171.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	994	151.370	150,462
BMT	Basement	964	45.410	43,776
FFL	First Floor	964	151.370	145,920
OSP	Screen Porch	230	24.610	5,661
OFP	Open Porch	176	24.460	4,304
UAT	Upper Attic	154	60.550	9,324

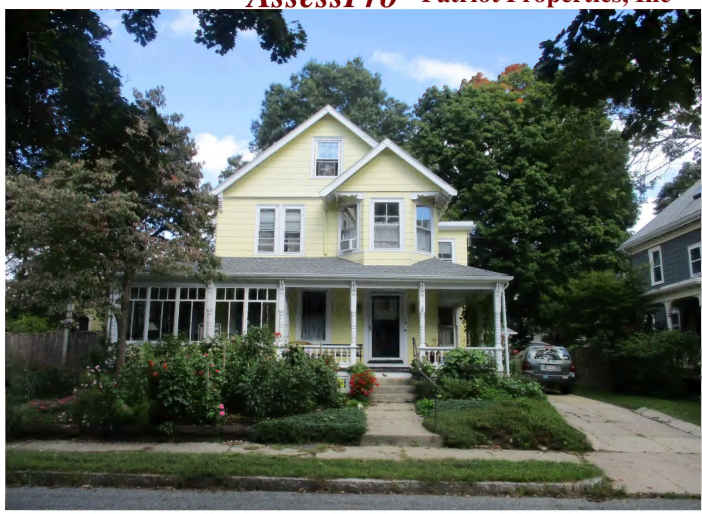
Net Sketched Area:	3,482			Total:	359,447
Size Ad	1958	Gross Area	3944	FinArea	1958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1915	22.72	T	50	101			3,700			3,700
19	Patio	D	Y	1	14X16	A	AV	1980	3.92	T	31.2	101			600			600

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300